

ARTHUR RICHARD JOHN CLIFTON, JR.,
ET UX,
GRANTORS

TO

WARRANTY DEED

JAKE J. SCRUGGS, ET UX,
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ARTHUR RICHARD JOHN CLIFTON, JR. and wife, PEGGY M. CLIFTON, do hereby sell, convey and warrant unto JAKE J. SCRUGGS and wife, ANDRE SCRUGGS, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in the City of Southaven, DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 201, Section B, Revised, Greenbrook Subdivision,
in Section 19, Township 1 South, Range 7 West, City
of Southaven, DeSoto County, Mississippi, as shown
by plat thereof recorded in Plat Book 8, Pages 51
and 52, in the office of the Chancery Clerk of DeSoto
County, Mississippi.

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust dated April 21, 1977, executed by the undersigned in favor of Wortman & Mann, Inc., recorded in Book 210, Page 736, in the office of the Chancery Clerk of DeSoto County, Mississippi, in the current principal amount of Thirty-Seven Thousand Eight Hundred Eight and 11/100 Dollars (\$37,808.11), and Grantees take subject to said loan.

Grantors authorize the transfer of this loan from their names into Grantees' names and Grantors set over and assign unto Grantees without charge all escrow funds now held by Wortman & Mann, Inc. in connection with loan made by same on the above described property.

The warranty in this Deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Southaven, DeSoto County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the year 1984, are to be assumed and possession is to be given on or before August 1, 1984.

WITNESS our signatures, this the 12th day of July, 1984.

Arthur Richard John Clifton, Jr.
Arthur Richard John Clifton, Jr.

Peggy M. Clifton
Peggy M. Clifton

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law, in and for the State and County aforesaid, the within named ARTHUR RICHARD JOHN CLIFTON, JR. and wife, PEGGY M. CLIFTON, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND and seal of office, this the 12th day of July, 1984.

Lillian M. Braswell
Notary Public

My Commission expires:
February 25, 1988

Grantors' Address: 8369 Connerly Drive
Southaven, Ms. 38671

Grantees' Address: 8951 Greenbrook Parkway
Southaven, Miss. 38671

Filed @ 10:30 A.M., July 16, 1984
Recorded in Book 172 Page 395
H. G. Ferguson, Clerk